

## *City of Naples*

Naples City Council Meeting Agenda  
April 28, 2022 - 7:30 p.m.  
1420 East 2850 South  
Naples, UT 84078

### Opening Ceremonies

1. Approval of Agenda
2. Approval of Minutes - April 14, 2022 Regular Council Meeting
3. Any Follow Up Matters from April 14, 2022
4. Approval of Bills
5. Business License Approval
  - Cozy Minky Co - 1378 E Hwy 40
  - Phoenix Trucking - 858 E 2970 S
  - Veteran Fishing and Rental - 1608 E 500 S
  - Ziegler Bookkeeping & Consulting - 765 E 2850 S
6. Changes to Land Use Ordinance Chapter 02-14-017 Recreational Vehicle and Mobile Home Requirements - Adopt Ordinance 22-244
7. Approval Final Site Plan of Naples Self Storage - 1661 East 1000 South
8. Approve Sponsorship of Vernal Area Chamber of Commerce Annual Meeting & Awards Dinner
9. Other Matters/Future Council Matters
10. Motion to Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Naples City offices at 789-9090, 1420 East 2850 South, Naples, UT 84078 at least 48 hours in advance of the meeting. Meetings are held at 1420 East 2850 South, Naples, UT.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda was faxed or emailed to the Vernal Express.

The agenda was also posted on the City's website [www.naplescitu.gov](http://www.naplescitu.gov), and on the State Public Meeting Notice website <https://pmn.utah.gov>. Nikki W. Kay

**Naples City Council**  
**April 14, 2022**  
**Minutes**

The regularly scheduled meeting of the Naples City Council was held April 14, 2022, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

Council members attending were Dean Baker, Gordon Kitchen, Dennis Long, and Dan Olsen. Robert Hall and Kenneth Reynolds were absent.

Others attending were Craig Nebeker, Hallie Slagowski, Stephanie Adams, Maddie Hunting, Szeth Simmons, Nathan Simper, Micheal Davis, and Nikki Kay.

Mayor Dean Baker welcomed everyone and called the meeting to order at 7:30 p.m. Mayor Baker opened the meeting with the pledge of allegiance. Councilman Dennis Long offered the invocation.

Mayor Baker asked for approval of the agenda with removal of the department reports. Gordon Kitchen **moved** to approve the agenda with the removal of the department reports. Dennis Long **seconded** the motion. The motion passed with all in attendance voting aye.

The minutes of the regular city council meeting of March 24, 2022 were presented for approval. Dennis Long **moved** to approve the minutes. Dan Olsen **seconded** the motion. The motion passed with all in attendance voting in the affirmative.

Mayor Baker asked if anyone had anything they wanted to follow up on from the previous meeting. Councilman Kitchen asked for budget information to be provided when different organization came in to request donations

Nikki Kay presented the bills for payment in the amount of \$61,129.46. Dan Olsen **moved** to approve the amount as presented. Dennis Long **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall

Absent

***DATE, TIME & PLACE OF MEETING***

***COUNCIL MEMBERS ATTENDING***

***OTHERS ATTENDING***

***OPENING CEREMONY***

***AGENDA APPROVED***

***MINUTES APPROVED***

***FOLLOWUP ITEMS FROM PREVIOUS MEETING***

***APPROVAL OF THE BILLS***

**DRAFT**

Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Absent
Gordon Kitchen	Aye

An ordinance defining retail tobacco specialty businesses and prohibiting the establishment or operation of retail tobacco specialty businesses was presented to Council for their approval. Councilman Long questioned the wording in the ordinance of a license being required for a tobacco specialty shop and then prohibiting the location of any tobacco specialty shops. Councilman Kitchen felt it was just making sure it was known that any business would be required to obtain a license and then stating the City was exercising their authority to not issue a license to operate a retail tobacco specialty business in Naples. Gordon Kitchen **moved** to approve Ordinance 22-243 as presented. Dennis Long **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Absent
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Absent
Gordon Kitchen	Aye

Mayor Baker reminded everyone of the upcoming budget workshop meeting in May.

With no other business before the Council, Dennis Long **moved** to adjourn the meeting at 7:45. Dan Olsen **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

APPROVED BY COUNCIL ON THE 28<sup>th</sup> DAY OF APRIL 2022

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

***ORDINANCE 22-243  
TOBACCO SPECIALTY  
SHOPS***

***OTHER MATTERS OR  
FUTURE COUNCIL  
MATTERS***

***MOTION TO ADJOURN***



## Report Criteria:

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-22250 WORKMENS COMPE	1084	Utah Local Gov't Ins. Trust	Workers Comp	1598079	04/12/2022	636.59
10-22500 HEALTH INSURANCE	740	Public Employees Health Prog	Health & Dental Insurance	123712584	04/20/2022	18,491.27
10-22500 HEALTH INSURANCE	1084	Utah Local Gov't Ins. Trust	Health Insurance Premium	1598078	04/12/2022	310.63
Total :						19,438.49
10-43-230 TRAVEL & PER DIEM	1211	Zion's First National Bank	Reservation for M Davis	26896344	04/17/2022	387.00
10-43-330 EDUCATION AND TR	1211	Zion's First National Bank	UCMA Registration	2405223E	03/15/2022	200.00
10-43-330 EDUCATION AND TR	1211	Zion's First National Bank	Training Luncheon	2444500	03/28/2022	3.00
Total CITY ADMINISTRATOR:						590.00
10-45-210 BOOKS, SUBSCRIPTI	1110	Utah State Lt. Governor's Office	Entity Registrations	1110-0422BLD	04/01/2022	25.00
10-45-210 BOOKS, SUBSCRIPTI	1110	Utah State Lt. Governor's Office	Entity Registrations	1110-0422NC	04/01/2022	25.00
Total RECORDER:						50.00
10-50-270 UTILITIES - SHOP	1099	Rocky Mountain Power	Monthly Electric Service 6119018	0186-0422SH	04/19/2022	249.56
10-50-271 UTILITIES - CITY HAL	622	Mt. Olympus Waters	Equipment Rental	102094540415	04/15/2022	65.90
10-50-271 UTILITIES - CITY HAL	1099	Rocky Mountain Power	Monthly Electric Service 6115959	9596-0422OF	04/19/2022	282.79
10-50-271 UTILITIES - CITY HAL	1168	West End Cleaners, Inc.	Traffic rug for offices	53388	04/01/2022	61.60
10-50-273 OLD FIRE STATION/U	274	Daniels Plumbing & Heating	Search for gas leak	15310	04/12/2022	300.00
Total GENERAL GOVERNMENT BUILDINGS:						959.85
10-51-240 OFFICE SUPPLIES A	902	Staples	Paper, plates, forks	7354591726	04/13/2022	60.50
10-51-245 COMPUTER EXPENS	19	AM Computers	Service contract	4573	04/08/2022	150.00
Total SUPPLIES/EQUIPMENT:						210.50
10-52-220 ADVERTISE/NOTICE	1132	Vernal Express	Land Use Public Hearing	150516	04/12/2022	42.25
Total PLANNING AND ZONING:						42.25
10-53-220 RURAL WATER USE	1124	Utah Water Users Association	Membership dues	1124-2022	04/01/2022	100.00

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
Total BOARDS & COMMISSIONS:						100.00
10-59-210	CHAMBER MEMBER	196 Chamber of Commerce-Vernal	MOU Agreement	7411	04/13/2022	3,750.00
Total COMMUNITY MARKETING:						3,750.00
10-60-246	ROAD MAINTENANC	331 Environmental Systems Research	ArcGis Term License	94230776	04/08/2022	850.00
10-60-252	'06 GMC MAINTENAN	487 Jones Paint & Glass, Inc.	Windshield replacement #1	VNI0090581	04/20/2022	244.21
10-60-252	'06 GMC MAINTENAN	900 Standard Plumbing Supply Co	Bolts	QCKC25	04/14/2022	6.85
10-60-252	'06 GMC MAINTENAN	958 Main Street Auto	Battery & cable terminal	124032	04/12/2022	8.49
10-60-252	'06 GMC MAINTENAN	958 Main Street Auto	Battery & cable terminal	124169	04/13/2022	377.98
10-60-266	ROAD SIGNS	838 Safety Supply & Sign Co, Inc.	Cones	180496	04/12/2022	500.00
10-60-274	TOOLS & SUPPLIES	1147 Vernal Winnelson Company	Grinder	498024-01	04/25/2022	199.00
10-60-276	FLAGS AND BANNER	341 Fastenal Company	Cable ties	UTVER96508	04/20/2022	75.40
Total STREETS:						2,261.93
10-68-270	UTILITIES-STREET LI	1099 Rocky Mountain Power	Monthly Electric Service 6108154	1546-0422ST	04/19/2022	2,140.56
Total STREET LIGHTS:						2,140.56
10-70-255	EQUIPMENT REPAIR	448 Intermountain Farmers Assoc.	Sterilan	1016916403	04/07/2022	169.09
10-70-282	ROADSIDE PARK MA	589 Mill's Merchandise Mart	Keys	166859	04/11/2022	6.36
10-70-282	ROADSIDE PARK MA	1147 Vernal Winnelson Company	Sprinklers	497730-01	04/19/2022	115.40
Total BUILDING & GROUNDS:						290.85
Grand Totals:						29,834.43

## Report Criteria:

Invoices with totals above \$0.00 included.

Only unpaid invoices included.



Item No. \_\_\_\_\_

**MEMO TO:** City Council, City Manager  
**FROM:** Dale Peterson

Building Official

**Subject:** Business License for:

Cozy Minky Co.  
1378 East HWY 40  
Naples, Utah 84078

**Recommendation:**

Approve the Business License for.

Cozy Minky Co.  
1378 East HWY 40  
Naples, Utah 84078

Owner: Jared Simper

Business Activity:  
Manufacturing of Quilts.

Retail Sales of Quilt's and Fabric's to walk in and  
Online customers.

The building has been inspected by the Uintah  
Fire District Fire Marshal and Naples City  
Building Official.

**Date:**

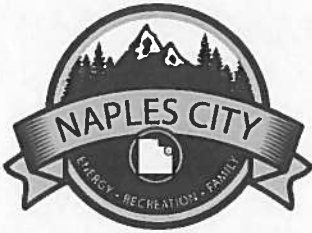
Nov 15, 2021

Zone: I-1

**02-28-003 USE REQUIREMENTS**

Permitted Uses:

#20 Manufacturing Establishments



Item No. \_\_\_\_\_

<b>MEMO TO:</b> <i>City Council, City Manager</i> <b>FROM:</b> <i>Dale Peterson</i>  Building Official		<b>Subject:</b> Business License for:  Phoenix Trucking Inc. 858 East 2970 South Naples, Utah 84078	
<b>Recommendation:</b>  Approve the Business License for.  Phoenix Trucking Inc. to have a home office for their trucking business.  The Truck and trailer will not be parked at the home but will be parked off site.		<b>Date:</b> April 26, 2022	
		Zone R-1	
		<b>02-24-002 Permitted Uses</b>  Home Occupations, in accordance with chapter 13	
<b>Owner:</b>  Keith & Tracy Bailey 858 East 2970 South Naples, Utah 84078  Lot 82 High Country Estates Assessor's Parcel Number 06:022:0182 Acres 0.34			



Item No. \_\_\_\_\_

<b>MEMO TO:</b> <i>City Council, City Manager</i> <b>FROM:</b> <i>Dale Peterson</i>  Building Official	<b>Subject:</b> Business License for:  Veteran Fishing and Rentals 1608 East 500 South Naples, Utah 84078	
<b>Recommendation:</b>  Approve the Business License for.  Veteran Fishing and Rentals 1608 East 500 South Naples, Utah 84078	<b>Date:</b> April 26, 2022	
	Zone I-1 (Industrial 1)	
	<b>02-28-003 Permitted Uses</b>  #23 Oilfield Services	
<b>Owner:</b>  Major Howard 1010 East 4000 South Vernal, Utah 84078  Extreme Wireline Holdings is allowing Veteran Fishing and Rentals to have an office space from which to operate their business. Veteran Fishing and Rentals will be parking their trucks and equipment in Wirelines yard.		





Item No. \_\_\_\_\_

<b>MEMO TO:</b> <i>City Council, City Manager</i> <b>FROM:</b> <i>Dale Peterson</i>  Building Official		<b>Subject:</b> Business License for:  Ziegler Bookkeeping & Consulting, LLC 765 East 2850 South Naples, Utah 84078	
<b>Recommendation:</b>  <i>Approve:</i> <i>Ziegler Bookkeeping &amp; Consulting, LLC</i> <i>DBA: Moon Bookkeeping &amp; Consulting</i>  <i>To have an office in her home where she works from.</i>		<b>Date:</b> April 13, 2002	
		Zone: R-1	
		<b>02-24-002 USE REQUIREMENTS</b>  <b>Permitted Uses:</b>  02-24-002 Home Occupations, in accordance with chapter 13	
<b>Information:</b>  Leah, dose bookkeeping and counseling using Quick Books online. She has an office in her home that she works from. Most of the information that she processes is from an internet connection with her customer's. She has no employees.			



Item No. \_\_\_\_\_

<b>MEMO TO:</b> City Council		<b>Subject:</b> Land Use Ordinance Change- 02-14-017 Recreational Vehicle and Mobile Homes Amended & 02-02 Definitions Amended
<b>FROM:</b> Planning Commission & Staff		
<b>Recommendation:</b>  Approve the recommended changes to the ordinance 02-14-017 Recreational Vehicle and Mobile Homes by the Planning Commission	<b>Date:</b> 4/21/22	
	<b>Fiscal Impact:</b> N/A	
	<b>Funding Source:</b> N/A	
<b>Background:</b> With anticipated growth in the city, current limited availability for rentals, and individuals building homes wanting to live in RVs during the process, this ordinance was created.  <ul style="list-style-type: none"><li>- For family members</li><li>- Cannot be rented</li><li>-1 year with the issuance of a building permit, so long as active construction is taking place. A one-time 180-day extension may be granted.<ul style="list-style-type: none"><li>-Building Permit Fee</li></ul></li><li>-180-day Recreational Vehicle Residence Permit. Extension request may be granted by City Council.<ul style="list-style-type: none"><li>-\$100 fee for 180-Day permit</li><li>-\$100 fee for Extension of 180-day permit</li></ul></li></ul> -Definitions to be added to 02-02 Definitions Chapter.		
<b>Attachments:</b> 02-14-017 Recreational Vehicle and Mobile Homes 02-02 Definitions {Blue- additions, Red-deletions, Green-moved}		
<b>Recommended Motion:</b> Make a motion to approve the proposed recommended changes to the Land Use Ordinance Chapter 02-14-017 Recreational Vehicle and Mobile Homes by the Planning Commission and adopt ordinance 22-244.		

**Naples City Ordinance No. 22-244**

**An ordinance amending the Naples City Land Use Ordinance 02-14-017  
Supplementary Regulations, Recreational Vehicle and Mobile Homes  
Requirements**

WHEREAS, the Naples City Planning Commission has considered proposed revisions to the Naples City Land Use Ordinance; and

WHEREAS, the Naples City Planning Commission has conducted duly noticed and open public meetings and hearings, considered the revisions to the Naples City Land Use Ordinance on January 20, 2022, February 17, 2022, March 17, 2022, and April 21, 2022 and

WHEREAS, the Naples City Planning Commission has found that the revisions set forth herein are in the best interest of the health, safety, and welfare of the community, and will improve the land use management in the City of Naples; and

WHEREAS, the Naples City Planning Commission has recommended the changes set forth herein to the Naples City Council; and

WHEREAS, the Naples City Council has in duly noticed open meeting on April 28, 2022 considered the recommended changes.

NOW THEREFORE, be it ordained by the Naples City Council that:

The Naples City Land Use Ordinance is amended as follows (additions are underlined, deletions have strikethrough)

**02-14-017    RECREATIONAL VEHICLE AND MOBILE HOMES ~~TRAVEL TRAILERS~~  
~~AND MOBILE HOMES PROHIBITED EXCEPTION~~**

**Mobile Homes Prohibited**

~~It shall be unlawful to place any travel trailers on any lot or parcel of land in Naples City and to use the same for a length of time for human habitation, not more than 30 days within a 12 months cycle except when located in a travel trailer court.~~

It shall be unlawful to place a mobile home on any lot or parcel of land in Naples ~~City,~~ City, at the time of this amendment. ~~and to use the same for human habitation, except in compliance with one or more of the following conditions:~~

~~A. When temporarily located on a lot for which a building permit has been issued, and a building is being constructed, and is connected to approved water and sewer facilities, but not to exceed one year.~~

~~B. When placed in a licensed mobile home park.~~

~~C. When placed on a lot that complies with all the regulations of the zone in which the mobile home is located provided:~~

~~1. Residential dwellings are a permitted use in the zone, and the mobile home is connected to an approved water supply and domestic sewage disposal facility.~~

~~2. The mobile home is placed upon a permanent foundation and is skirted with brick, masonry, or a continuation of the facing material of the mobile home.~~

~~3. Will be entered upon the tax roles of Uintah County as real property, as evidenced by a letter or other proof from the county assessor.~~

~~4. The mobile home is certified by the U.S. Department of Housing and urban development (H.U.D.) or the State of Utah that it has been inspected and has attached to the mobile home a H.U.D. or State of Utah Inspection Shield.~~

~~(See Single Family or Two Family Dwelling Standards 02-48)~~

#### Recreational Vehicle Exceptions

1. It shall be unlawful to place any Recreational Vehicle travel trailers on any lot or parcel of land in Naples City and to use the same for a length of time for human sheltering habitation, not more than exceeding 30 days in any one year, with the exception as granted below or issuance of a Recreational Vehicle Residence Permit, within a 12 months cycle except when located in a travel trailer court.
2. Upon obtaining a building permit for construction of a new single-family dwelling in Naples City, one (1) recreational vehicle may be temporarily located on the lot where the dwelling is being constructed, for use as a temporary shelter for the family.
3. The recreational vehicle shall be listed upon the building permit, as temporary sheltering for up to one (1) year, dated from the issuance of the building permit.
4. The recreational vehicle shall meet the setbacks required for an accessory building and shall be connected to the utilities serving the dwelling including but not limited to water, sewer, power, and shall maintain a current license plate and ready for highway use.
5. At the end of one year, or the completion and occupancy of the dwelling, whichever is first, the recreational vehicle shall be disconnected from utilities and may be stored on the property for future comping use.



6. If at the end of one year the dwelling is not completed, and construction has not been abandoned, the owner may apply to the Building Official for a one-time 180-day extension of the Recreational Vehicle Residence Permit for the recreational vehicle to be used for temporary sheltering.
7. Recreational Vehicles are allowed as temporary dwellings when placed in a licensed travel trailer court.

### **Recreational Vehicle Residence Permit**

Recreational Vehicles used for human sheltering require a Recreational Vehicle Residence Permit. The owner of the single-family dwelling shall apply to the City to purchase a Recreational Vehicle Residence Permit. The owner shall abide by the following:

1. The recreational vehicle shall be connected to the utilities serving the existing single-family dwelling including but not limited to water, power, and sewer.
2. Trash, refuse, or waste generated from use, storage, or occupancy of a recreational vehicle must be contained and disposed of properly at all times.
3. Setbacks shall be the same as or greater than a 200 square foot or more accessory building.
4. Only one (1) recreational vehicle used for temporary sheltering allowed per lot or parcel.
5. Provide one (1) additional off-street parking space.
6. The recreational vehicle shall be used as temporary shelter for family.
7. The recreational vehicle shall not be rented or leased.
8. Maintain current state licensing and maintain the recreational vehicle ready for highway use.
9. A 180-day Recreational Vehicle Residence Permit fee of \$100 or 180-day Recreational Vehicle Residence Permit Extension fee of \$100 charged by the City until at such time that the consolidated fee schedule is amended.
10. Any recreational vehicles to be used as temporary sheltering for 180-days may be allowed only in the following land use zones: A-1, RA-1, RA2, R-1, R2.
11. A 180-day extension request may be granted by City Council upon appeal from owner of single-family dwelling to the City Council.

### **Non-Compliance**

1. Any recreational vehicle, located in a residential zone, that has fallen in to disrepair, collapsed, or is otherwise uninhabitable shall constitute a nuisance and shall be removed from the property within 60 days of notice by the Land Use Administrator. Failure to remove recreational vehicles deemed a nuisance after notice shall be a violation.

2. Any failure to comply with this section is grounds for immediate revocation of the Recreational Vehicle Residence Permit and immediate removal of the recreational vehicle.
3. Any reported violation requires 2 directly affected property owners within five hundred feet of the property reportedly in violation. A formal complaint must be filed with the City.

Note: Individual lots may belong to a Homeowner's Association or have restrictive covenants which have greater restrictions regarding recreation vehicles. Nothing in this article shall be construed as to prevent private enforcement of any restrictive covenants or HOA rules.

-End of ordinance change-

**Definitions: See Chapter 02-02**

Mobile Home

Means a factory-built home manufactured prior to June 15, 1976, which is built on a permanent chassis. The structure has been transported, and arrive at a site ready for occupancy, except for minor and incidental assembly operations. Structure is located on jacks, or other temporary or permanent foundation, and connected to required utilities.

Ready for Highway Use

Means a recreational vehicle on its wheels or jacking system, is attached to the site utilities only by quick disconnected and has not permanently attached additions.

Recreational Vehicle

Means a vehicle, which is built on a single chassis, is 400 square feet or less when measured at the longest horizontal projection. Designed to be self-propelled or permanently towable by a vehicle. Designed primarily not for use as a permanent dwelling but for temporary shelter, for recreational, camping, travel, or seasonal use and is fully licensed and ready for highway use.

-End of ordinance change-

The revisions to the Ordinance set forth herein become effective upon filing in the office of the City Recorder and posting. These changes supersede prior inconsistent sections of the Naples City Land Use and Subdivision Ordinances as of the effective date of this Ordinance.

The changes set forth herein shall be inserted in and incorporated into the Naples City Subdivision Ordinance.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
| City Recorder



Item No. \_\_\_\_\_

<b>MEMO TO:</b> City Council		<b>Subject:</b> Naples Self Storage	
<b>FROM:</b> Planning Commission & Staff			
<b>Recommendation:</b>  Approve the final site plan for Naples Self Storage		<b>Date:</b> 4/21/22	
		<b>Fiscal Impact:</b> N/A	
		<b>Funding Source:</b> N/A	
<b>Background:</b> Final site plan has been reviewed by the Review Committee and the Planning Commission. It is believed to be in compliance with the current land use ordinance.  Planning Commission has recommended the following: <ul style="list-style-type: none"><li>- Defer site obscuring fence requirement for 3 years or a home being built within 1/10<sup>th</sup> of a mile, whichever is sooner.</li><li>- Allow use of metal on front façade of storage building pillars as long as it is earthtone in color and metal that does not look like corrugated metal. The office building will still need to meet required finishes from ordinance.</li><li>- Allow front fence to be built as close as 12 feet from top back of curb as long as it is not in the right of way.</li></ul> The easement for the irrigation line that goes through the property is remaining in place as-is. Naples Self Storage acknowledges the liability and releases Naples City from Financial responsibility.			
<b>Attachments:</b> Naples Self Storage Site Plan			
<b>Recommended Motion:</b> Make a motion to approve the proposed final site plan for Naples Self Storage as recommended by the Planning Commission.			